

To whom it may concern,

I am requesting that City Council review the changes I propose to upgrade 2 multiplex matching apartment units providing preservation of the structures and beautification to my tenants and the neighboring community.

As a small time investor, I was completely unaware that the commercial properties I recently purchased were part of the Historical District nor of the restrictions that would apply. With that in mind, I strongly urge that actions be put into place to prevent this from happening to anyone else as it has cost a great deal of time and financial loss. I probably would not have purchased them knowing the constrictions that applied .

Please note the correction of data: Current siding is not 4” wood siding being replaced with 5” vinyl siding. It is 6” wood being replaced with 4” lap vinyl siding. The 4” was chosen as it is the more common in the neighboring structures. PLEASE NOTE: 703 11th Street was painted in 2009 by previous owner (refer to photo for current condition).

Listed Reasons for Contributing:

1. Symmetrical Fenestration (window design)
2. Side Gables
3. Pedimented entry
4. Multi-light wood door
5. Opposing chimneys

Appeal:

1. Symmetrical Fenestration (window design) **remains the same design** wrapped with PVC coated trim coil for longer preservation.

2. Side Gables will **remain the same design**

3. Pedimented entry **will remain the same design** with repairs to the rotted wood and painted with historical society approved colors. Original wood entry railings will be repaired on 1107 Kansas City St. and painted accordingly to entry. On 703 11th St., I would like to replace the current unilateral vinyl rail with the bilateral rails constructed in wood, matching the design and colors on Kansas City St.

4. The Multi-light wood door :

The 1107 Kansas City Street building has a solid wood door currently (in place prior to purchase). **There is no multi-light component.** I would like to replace with a multi-lighted door with a box window design consistent with structural windows. Ed Hanson at Knechts has been looking for the exact number window grids and in wood, to match however they have not been in a reasonable price range for this project. We are currently looking for other options that are more financially conducive for this project (please refer to photo of door choices).

The Multi-lighted wood door exists **only** on the 703 11th street building, I would like to replace with a multi-lighted door **matching the 1107 Kansas City Street building**.

*Option: This door could be removed from property and be stripped, sanded and painted with the historical society approved colors however it **will not match the 1107 Kansas City Street building**.*

5.The Opposing chimneys **remain the same**, untouched

Appeal:

These buildings were listed by RTI (your paid survey) as apartment structures not a house. This survey listed 1107 Kansas City Street building and 703 11th street building as NOT contributory. They were listed by SHPO as a house. There are no apartment structures listed as a category in the other surveys, state or national (NPS).

Wood siding is **NOT** listed as one of the contributing factors.

Removal of currently placed siding would cause damage to building.

Replacement of wood siding is not financially feasible for these structures.

Vinyl siding is comparable with surrounding buildings in width providing an appealing visual consistency.

Vinyl siding has longer life span than paint and is cost effective.

Color of siding is in the established selection approved by the historical society.

Steel, vinyl, or fiberglass doors are guaranteed not to split, warp, rust or dent as would a wood door. The doors are facing east and north sustaining a great deal of weather abuse.

Allowances in neighboring structures not consistent with original structure:

- Fiberglass shingles vs. wood
- Aluminum gutters verses steel eaves
- Steel, vinyl, and fiberglass doors
- Vinyl, composite, and aluminum siding

Vinyl siding and steel doors are common with surrounding buildings:

- 803 11th St vinyl siding with steel door
- 723 11th St vinyl siding with steel door
- 717 11th St vinyl siding with steel door
- 708 11th St vinyl siding with steel door
- 709 11th St with steel door and severe paint peeling
- 1102 Kansas City St has steel door
- 1111 Kansas City St has steel door
- 709 12th St has vinyl siding with steel door
- Shed across road has vinyl siding with steel door

Painters called that were recommended by Roger Frye's Paint and Supply:

Time Jamie: would not return call

Rod Peregrine: **returned call stating would not touch anything in that area as the regulations are too demanding and liabilities too large**

Chuck Bossen: would not return call

Carrie Kassube: would not return call

Ryon Dubs: **returned call stating would not touch anything in that area as the regulations are too demanding and liabilities too large**

All work will be completed by an experienced, licensed contractor, Daniel Miller who has had his own exterior business in Indiana for 12 years and has had Summit Siding and Exteriors in Rapid City for 8 years.

Project consist of:

Application of vinyl siding

Protection wrap to window trim

Colors are comparable to stonington grey and decorators white listed in the approved colors by Historical Society

Replacement of side gables maintaining current design

Repairs to Pedimented entry (maintaining current design) replacing and/or repairing current rotted wood followed by painting with Historic Society approved colors on 703 11th St and 1107 Kansas City St

Repairs to wood rails at entry replacing and/or repairing current rotted wood followed by painting with Historic Society approved colors on Kansas City St

Construction of wood rails at entry on 703 11th St (matching Kansas City St) followed by painting with Historic Society approved colors matching the building on Kansas City St.

These buildings are NOT family homes. They are small apartments. People living in them do not consider them as their own as does a home owner. Upgrades need to be durable. The goal is to complete in a uniform, consistent, complimentary, and visual appealing manner as presented preserving the contributing factors, reestablishing some of the missing original components.

Thank you for your time and attention regarding my request.

Vickey Fuss